



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider a Resolution Establishing an Area of Benefit and Reimbursable Costs for Turner Road Street Improvements

MEETING DATE: April 19, 2000

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council conduct a public hearing to consider a resolution establishing an area of benefit and reimbursable costs for Turner Road street improvements fronting the Bridgetowne development.

BACKGROUND INFORMATION: In order to expedite the completion of the Turner Road street widening and repairs from Lower Sacramento Road west to the WID canal, the Turner Road work required as a condition of development for the Bridgetowne, Units 2 and 4, and Towne Ranch, Units 5 and 7 developments, was completed with the Towne Ranch, Unit No. 7 project. These improvements were accepted by Council on October 20, 1999.

The City reimbursed the developer of the Towne Ranch project for the cost of the street improvements fronting the Bridgetowne projects. Reimbursement for the street improvements for Bridgetowne, Unit 2 will be collected under the terms of an addendum to the improvement agreement approved by Council on February 2, 2000, for that project which is under construction and nearing completion. The Bridgetowne, Unit 4 project (APN 015-230-43), however, has not progressed past the tentative map stage. The subdivision boundaries and limits of the street work for this project are shown on Exhibit A. The developer, Mr. A. Fred Baker, was billed for the cost of the street improvements on October 13, 1999, and advised that the City would seek reimbursement in conformance with LMC §16.40, Reimbursement for Construction, if payment was not made by December 31, 1999. Payment has not been received and Mr. Baker has advised staff that he does not wish to pay for the improvements until the time of development.

Staff recommends that the Council adopt a resolution establishing an area of benefit and reimbursable costs in conformance with LMC §16.40, Reimbursement for Construction, for reimbursement to the City for the City-funded improvements on Turner Road which benefit the Bridgetowne, Unit No. 4 project site (APN 015-230-43) as shown on Exhibit A.

The recommended reimbursable costs are as listed below and shown on attached Exhibit B:

1. Turner Road construction costs (\$23,462.80).
2. Engineering plan check and inspection fees (\$1,642.40).
3. Reimbursement application (document preparation) fee (\$500.00 minimum).
4. An amount attributable to interest based on the Engineering News Record 20 Cities Construction Cost Index from the contract bid date in August 1999 to March 2000 (\$453.39).

The reimbursable amount shall be recalculated each January beginning January 1, 2001, to include an amount attributable to interest, using the Engineering News Record 20 Cities Construction Cost as of the end of the year. The initial Index shall be that in effect in March 2000 (6201).

FUNDING: Not applicable.

Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

Attachments

cc: City Attorney
Senior Civil Engineer Welch
A. Fred Baker

APPROVED: _____

H. Dixon Flynn -- City Manager



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Exhibit A VICINITY MAP

Bridgetowne Unit 4
(APN 015-230-43)

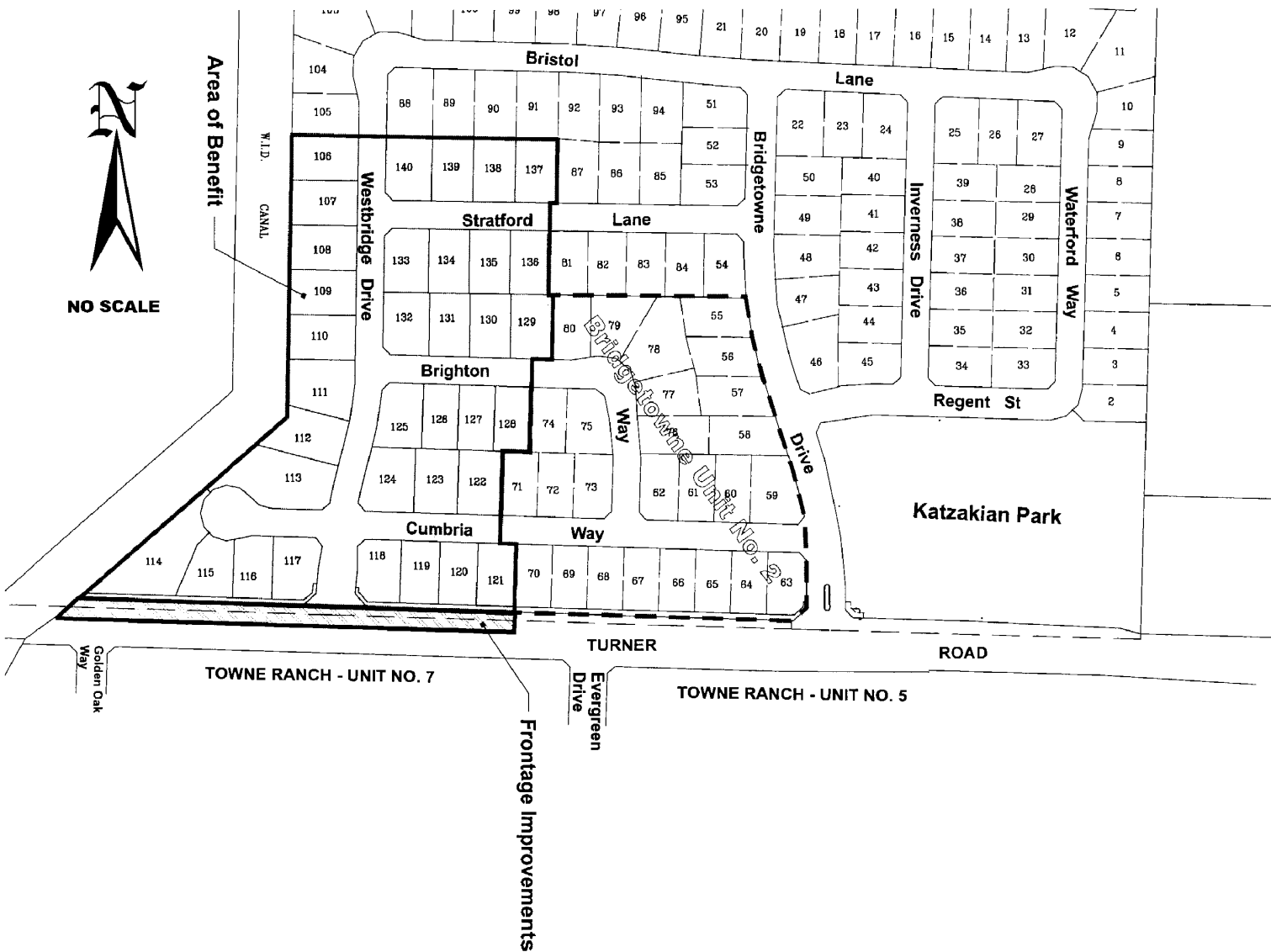


EXHIBIT B

City of Lodi
Publics Works Department

Cost Estimate for
Reimbursement

Development Bridgetowne, Unit 4 (APN 015-230-43)

Developer: A. Fred Baker

Engineer: Baumbach & Piazza

Cost of Reimbursable Improvements for Turner Road

<u>Item Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Percent</u> <u>Reimbursabl</u>	<u>Total</u>
<u>Street System</u>					
1. Roadway Excavation	487	CY	\$2.50	100	\$1,217.50
2. Compact Original Ground (0.50')	9,630	SF	0.20	100	1,926.00
3. Compact Native Material (0.50')	9,630	SF	0.20	100	1,926.00
4. Aggregate Base, Class II (.60')	9,630	SF	0.71	100	6,837.30
5. Asphalt Concrete, Type B (0.40')	9,630	SF	1.20	100	11,556.00
Subtotal					\$23,462.80
Plan Check & Inspection Fees					\$1,642.40
Total Street System					\$25,105.20
Interest from 8/99 to 3/00 (See calculation below)					\$453.39
Subtotal Reimbursable Costs					\$25,558.59
Reimbursement Preparation Fee (1% of reimbursable costs, \$500 minimum)					\$500.00
Total Reimbursable Costs					\$26,058.59

Interest Calculations Based on Engineering News Record 20 Cities Construction Cost Index

$$\begin{aligned}
 &\$25,105.20 \times \frac{6201 \text{ (ENR Index for March 2000)}}{6091 \text{ (ENR Index for August 1999)}} - \$25,105.20 = \$453.39
 \end{aligned}$$



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: Wednesday, April 19, 2000

Time: 7:00 p.m.

For information regarding this notice please contact:

Jacqueline L. Taylor
Interim City Clerk
Telephone: (209) 333-6702

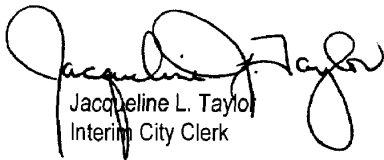
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, April 19, 2000** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) a resolution establishing an area of benefit and reimbursable costs for Turner Road street improvements fronting the Bridgetowne development.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

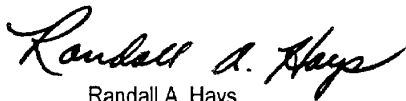
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, P.O. Box 3006, at or prior to the Public Hearing.



Jacqueline L. Taylor
Interim City Clerk

Dated: April 5, 2000

Approved as to form:



Randall A. Hays
City Attorney

RESOLUTION NO. 2000-61

A RESOLUTION OF THE LODI CITY COUNCIL
ESTABLISHING AREA OF BENEFIT AND REIMBURSEABLE
COST FOR BRIDGETOWNE UNIT 4 TURNER ROAD STREET
IMPROVEMENTS

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WHEREAS, the Lodi City Council has adopted Ordinance No. 1518, creating and establishing the authority for imposing and charging Development Impact Mitigation Fees in the City of Lodi; and

WHEREAS, the Public Works Director has submitted information regarding actual project cost(s) for the Bridgetowne Unit 4 Turner Road Street Improvements; and

WHEREAS, the relationship between new development(s) and the constructed facilities is as indicated in the Public Works Director's Memorandum dated April 19, 2000; and

WHEREAS, the Lodi City Council has established Chapter 16.40 of the Lodi Municipal Code establishing procedures for reimbursements for construction costs; and

WHEREAS, the Lodi City Council has adopted Resolution No. 93-26, updating the adopted Development Impact Mitigation Fees and Supplemental Specific Area Fees in accordance with the above mentioned ordinance; and

WHEREAS, various street improvements have been constructed in the Areas of Benefit identified and shown on Exhibit A, attached hereto and made a part hereof; and

WHEREAS, the total cost of said street improvements has been distributed among the benefiting properties using a "fair-share" cost allocation methodology based on acreage and land use; and

WHEREAS, such information was available for public inspection and review fourteen days prior to the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. FEES:

- a) The City Council hereby establishes Area of Benefit Reimbursement Amounts as shown on Exhibit B, attached hereto and made a part hereof.
- b) The Reimbursement Amounts shall be adjusted annually on January 1 by the Finance Director using the Engineering News Record 20 Cities Construction Cost as of the end of the year. The initial index shall be that in effect in March 2000 (6201).

2. EFFECTIVE DATE:

- a) The Reimbursement Amounts adopted in this Resolution shall take effect immediately upon adoption.

Dated: April 19, 2000

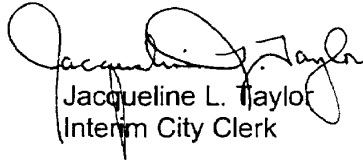
I hereby certify that Resolution No. 2000-61 was passed and adopted by the Lodi City Council in a regular meeting held April 19, 2000, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Land, Nakanishi, Pennino and Mann (Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


Jacqueline L. Taylor
Interim City Clerk

2000-61



CITY OF LODI

PUBLICWORKSDEPARTMENT

Exhibit A
VICINITY MAP
Bridgetowne Unit 4
(APN 015-230-43)

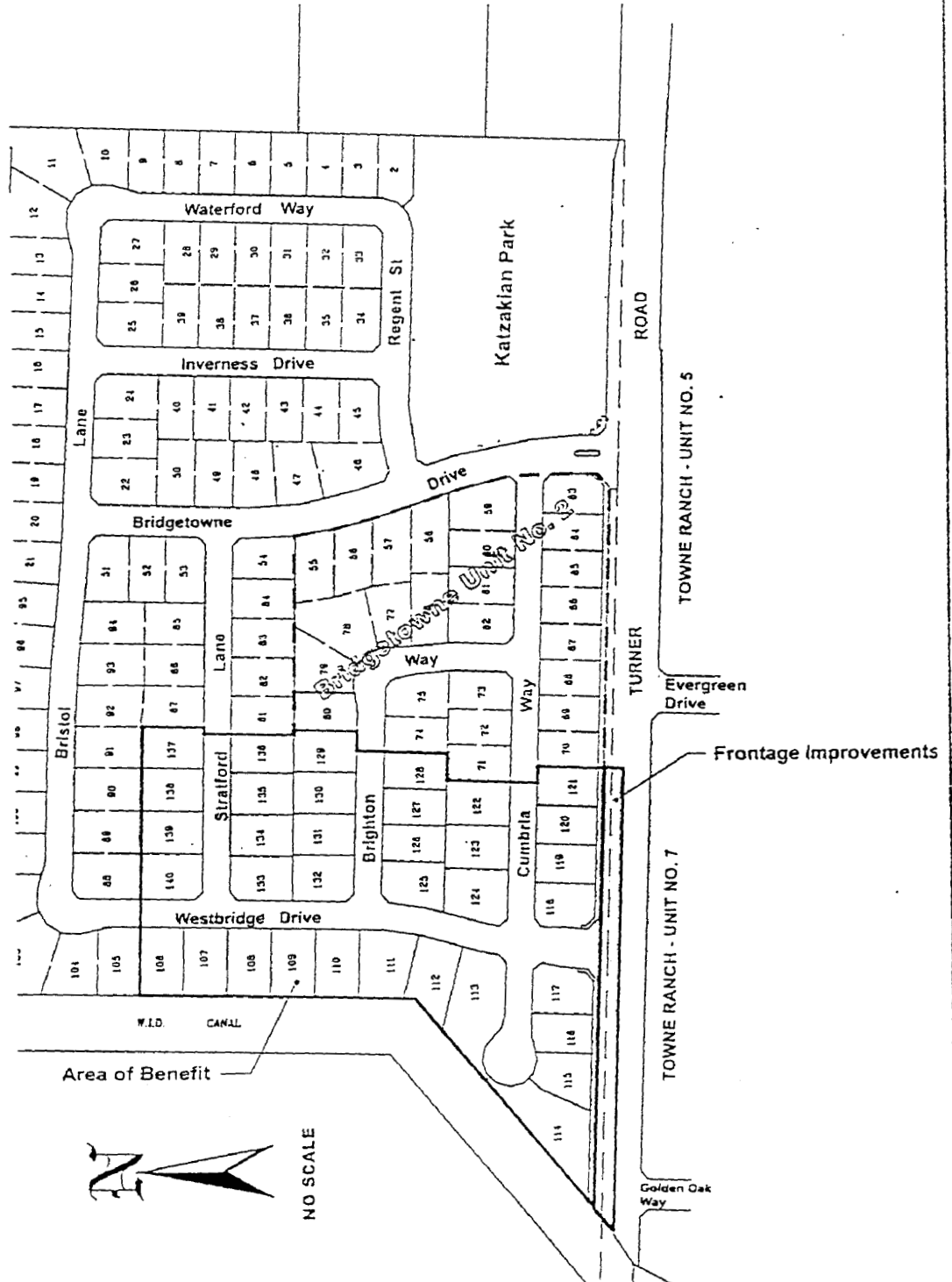


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City of Lodi
Publics Works Department

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CITY COUNCIL

STEPHEN J. MANN, Mayor
ALAN S. NAKANISHI
Mayor Pro Tempore
SUSAN HITCHCOCK
KEITH LAND
PHILLIP A. PENNINO

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

April 13, 2000

Mr. A. Fred Baker
317 West Lodi Avenue
Lodi, CA 95240

SUBJECT: Public Hearing to Consider a Resolution Establishing an Area of Benefit
and Reimbursable Costs for Turner Road Street Improvements

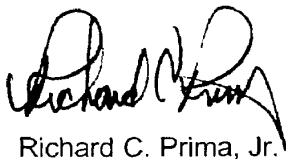
Enclosed is a copy of background information on an item on the City Council agenda of
Wednesday, April 19, 2000. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

The Council will conduct a public hearing on this item. You are welcome to attend and
speak at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Jackie Taylor, Interim City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800,
ext. 2659.



Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk ✓

NCPHBNFTSREIMBLCSTS